

## Planning Board Report

Contact: Andrew L. Hadik, Planning Coordinator  
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Board Meetings on Noticed  
 Wednesdays at 7:00 PM  
 Main Meeting Room  
 84 Chester Street

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### Southern New Hampshire Planning Commission

The Southern New Hampshire Planning Commission (SNHPC) continues to assist the Planning Board with professional planning services on an as-needed basis. This past year SNHPC assisted with updating the 2019-2026 Capital Improvements Plan (CIP) for the Town.

### Ongoing and Current Planning Board Activities

The Planning Board updates the CIP every fall. The CIP is intended to be a planning tool to aid the Board of Selectmen, Budget Committee and Town Departments in preparing the annual budgets and warrant articles for CIP projects. This year, in addition to the CIP update, the Board also expects to update the Town's seven impact fees this coming fall.

### Fiscal Year-to-Date Planning Board Activity:

#### Subdivisions

Locations & number of unbuilt lots / units in newly approved and or current residential subdivision applications: 2 subdivisions

• Crowley Road – Tanglewood Estates	60 Lots
• Route 121-A – Pipit Estates (under review)	<u>8 Lots</u>
	Total: 68 Lots

Locations and remaining number of unbuilt lots / units in recently approved (unless marked pending,) residential multi-lot subdivisions that are active: 9

• Derry Road – South Woods Condominiums	20 (Duplex) Units
• Haverhill Road – Jenkins Farm	10 Lots
• Old Sandown Road & Rte. 121 – Babin	2 Lots
• Raven Drive – Towle	2 Lots
• Raymond/Ledge Roads – Cedar View Estates	18 Lots
• Sandown Road / Rte. 121-A – Wilcomb's Way	1 Lots
• Wason Road – JEMCO I	4 Lots
• Wason Road & Rte. 102 – JEMCO II	4 Lots
• Woodbury Lane – Mill Pine Village	<u>3 Units</u>
	Total: 64 Lots/Units

(Please note all these subdivisions are subject to Impact Fees.)

**Other Board Activities:**

- Site Plan Reviews (Non-Residential) & CU permits 6

**Planning Board Revenues, Supervised Accounts, Assets & Sureties**

Gross receipts from applications etc. as of 4/2/19	\$ 2,710
Balance of Off-Site Improvement funds as of 4/2/19	\$ 5,748
Balance of Impact Fee accounts as of 4/2/19	\$ 246,440
Subdivision / Road Performance Cash Accounts as of 4/2/19	\$ 97,826
Subdivision / Road Performance Bonds as of 4/2/19	<u>\$1,263,200</u>
Total:	\$1,615,924

**Proposed Zoning Amendments**

*(Please note the complete documents for these amendments are available online on the Town / Planning Board website, and at the offices of the Town Clerk and Planning Board.)*

Are you in favor of the adoption of **Amendment # 1** to the Town's Zoning Ordinance as proposed by the Planning Board?

**Amend:** Article 5.3.3 - Special Exception Uses – By adding 5.3.3.9 – Agritourism and adding the definition for Agritourism to Article 2 - Definitions.

**Purpose:** To allow Agritourism by Special Exception in the General Residential and Agricultural District (Zone R1) and add a definition for Agritourism. (This article was recommended by the Planning Board's attorney because of recent changes in the State's laws related to Agritourism.)

Are you in favor of the adoption of **Amendment # 2** to the Town's Zoning Ordinance as proposed by the Planning Board?

**Amend:** Article 5.3.3 - Special Exception Uses – by adding 5.3.3.10 – Assisted Living Residences and 5.3.3.11 - Nursing Homes, add definitions of these uses to Article 2 - Definitions and add these uses to zoning Tables 1 and 2.

**Purpose:** To allow Assisted Living Residences and Nursing Homes by Special Exception in the General Residential and Agricultural District (Zone R1) and require 10-acre minimum sized lots and 100-foot perimeter buffers to screen and protect abutters from these uses. (Chester has no such facilities, so the Board is proposing this article to fill an important need for elderly residents, so that they might have the opportunity to live near family and friends.)

Are you in favor of the adoption of **Amendment # 3** to the Town's Zoning Ordinance as proposed by the Planning Board?

**Adopt:** Article 7 – Age-Friendly Subdivision and add this use to zoning Tables 1 & 2.

**Purpose:** To add Article 7 - Age-Friendly Subdivision to the zoning ordinance, and to update zoning Tables 1 and 2 to indicate the addition of Article 7. Age-Friendly Subdivisions are intended to enable a very limited number of small and affordable, “universal design” homes to accommodate residents, including elderly residents who wish to downsize, those with physical disabilities, and young residents seeking starter homes. These dwelling units are permanently limited to a maximum of 1,200 square feet of gross living area and two bedrooms. (Please note that this article is the result of over two years work with SNHPC, the Tufts Foundation and AARP as part of the statewide Age-Friendly Community Assessment Initiative.)

Are you in favor of the adoption of **Amendment # 4** to the Town's Zoning Ordinance as proposed by the Planning Board?

**Amend:** Subsection 6.12.1.2.b and zoning Table 2: Table of Setbacks and No Clearing Buffer Zones.

**Purpose:** To amend zoning Table 2, by replacing the word “Buildings” with “Structures” to better signify the intent of the zoning ordinance, and to add a line for “Underground Utilities”. Furthermore, to increase the Town's setback for septic systems, wells and underground utilities on Open Space Subdivision lots from 50 feet to 65 feet to be consistent with NH Department of Environmental Services requirements and amend Subsection 6.12.1.2.b and Table 2 to reflect these changes. Renumber subsection “6.12.1.2 - Buffer” to “6.12.1.3 - Buffer.”

Are you in favor of the adoption of **Amendment # 5** to the Town's Zoning Ordinance as proposed by the Planning Board?

**Amend:** Article 11.6 - Conditions for Granting an Equitable Waiver of Dimensional Requirements.

**Purpose:** To clarify the equitable waiver process by replacing the language of the article with language taken directly from NH RSA 674:33-a. This will not change the actual process. (Please note this article is at the request of the ZBA to help clarify the waiver process.)

Are you in favor of the adoption of **Amendment # 6** to the Town's Zoning Ordinance as proposed by the Planning Board?

**Amend:** Article 16.6 – Performance Standards by adding Subsection 16.6.9.b.

**Purpose:** To ensure disturbed areas will be properly stabilized to prevent erosion and surface water and wetlands contamination prior to the issuance of certificates of occupancy. (This article correlates with the intent of many of the Town's ordinances and is supported by multiple parties.)

The Planning Board would like you to note that proposed zoning changes cannot be applied retroactively to pre-existing conditions or situations. Copies of any of these amendments are available in the Planning Board Office and Town Clerk's Office during regular business hours. Questions about these amendments should be addressed to the Planning Board Office.

The Board welcomes any questions and input regarding the Town of Chester Zoning Ordinance and Regulations. The Board meets on the first, second and fourth Wednesdays of the month in the Meeting Room at the Chester Municipal Office Building starting at 7:00 P.M.

The Planning Board Office is located at 84 Chester Street, Room 5, in the Municipal Office Building. The Planning Board Office hours are Monday through Friday from 8:00 AM thru 4:00 PM (excluding lunch hours).

The Town of Chester Zoning Ordinance and Subdivision and Site Plan Regulations can be viewed and downloaded from the Planning Board's webpage on the Town of Chester's website [<http://www.chesternh.org/boards-committees/planning-board>] Copies of the following documents may also be viewed and downloaded from this page: public hearing notices, meeting agendas, meeting minutes, subdivision plans, capital improvement plan (CIP,) impact fee reports, proposed and recently adopted zoning amendments and other documents.

Respectfully submitted,

***Chester Planning Board***

Brian L. Sullivan, Chairman  
Evan B. Sederquest, Vice Chairman  
Liz B. Richter  
Richard Snyder  
Michael A. Weider  
Aaron Hume, Alternate  
Dana Theokas, Alternate  
Cass P. Buckley, Ex-Officio

**Staff**

Andrew L. Hadik, Planning Coordinator